

TITLE 6
BUSINESS DISTRICTS

SUBTITLE 1. OVERVIEW; GENERAL REQUIREMENTS

PART I. OVERVIEW

§ 6-101. Purpose.

Five business districts, each designed for a specific purpose and function, are established to meet the shopping and business needs in neighborhood areas, community areas, and the central business district.

§ 6-102. Regulatory intent.

The regulations are designed and intended:

- (1) to promote growth and stability of business and related development; and
- (2) to protect the character of the district and its suitability for particular uses.

§ 6-103. {Reserved}

PART II. GENERAL REQUIREMENTS

§ 6-104. In general.

In addition to the general provisions of Title 3 {“General Rules”} of this article and the regulations specified in this title for a particular district or subdistrict, the following provisions apply to all Business Districts.

§ 6-105. Lot area.

(a) *In general.*

Except as specified in § 3-306(d) {“Preexisting lot of record”} of this article, no use may be established and maintained on a lot that is smaller than the size required by this title for that use in the subdistrict in which the use is to be located.

(b) *Computations.*

- (1) The maximum number of permitted dwelling units on a lot is determined by dividing the total area of the lot by the lot area requirement that applies to the subdistrict in which the lot is located.
- (2) A fraction of the total area that is 50% or more of the required lot area factor counts as an additional permitted dwelling unit.

(c) *Families per acre in B-5 District.*

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In a B-5 District, no building may be altered or its occupancy changed to house more than 60 families per acre, unless the building was originally designed, constructed, and equipped as a multiple-family dwelling for more than 6 families.

§ 6-106. {Reserved}

§ 6-107. Yards.

(a) Accessory structures.

Accessory structures must comply with the yard requirements of the principal structure.

(b) Using average of existing improvements

- (1) This subsection applies to a subsequently-erected or -expanded structure on a block where lots having 50% or more of the frontage on the same side of a street and within 100 feet of either of the structure's side lot lines have already been improved with structures that have front yards of more or less depth than required by this title.
- (2) The required front-yard depth for the subsequently-erected or -expanded structure within that frontage is the average depth of the front yards of the already-improved lots, but in no case more than 20 feet.

(c) Side lot along Residence and Office-Residence District boundaries.

- (1) Except in a B-4 or B-5 District, if any part of a side lot line in a Business District coincides with a side or rear lot line in an adjoining Residence or Office-Residence District, a yard must be provided on the business lot wherever the lot lines so coincide.
- (2) The yard to be provided under this subsection must at least equal the minimum side yard required for a residential use on the adjoining Residence or Office-Residence District lot.

§ 6-108. Floor area ratio.

(a) In general.

Floor area ratio requirements, as set forth in this title for each subdistrict, determine the maximum floor area allowable, for both principal and accessory structures, in direct ratio to the gross area of the lot.

(b) Open space reduction.

If the front, side, or rear lot line of a lot adjoins or is directly across a street or alley from a permanent open space that is at least 1 acre and at least 200 feet deep perpendicular to the lot line, the floor area ratio may be increased by up to 15%.

§ 6-109. Performance standards.

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Activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products must conform to the performance standards set forth in Title 12 {“Performance Standards”} of this article.

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SUBTITLE 2. B-1 NEIGHBORHOOD BUSINESS DISTRICT

PART I. OVERVIEW

§ 6-201. Design.

(a) *In general.*

The B-1 Neighborhood Business District is designed for the shopping convenience of persons who reside in nearby areas.

(b) *Uses.*

Uses permitted are those necessary to satisfy daily basic shopping needs.

(c) *Floor area restrictions.*

The maximum gross floor area of business establishments in a B-1 District is restricted in order to limit vehicular and pedestrian traffic volumes in the vicinity to a level consistent with the district's function and location.

§ 6-202. Subdistricts.

The B-1 District is divided into 3 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

§§ 6-203 to 6-204. {Reserved}

PART II. USE REGULATIONS

§ 6-205. General requirements.

(a) *In general.*

In addition to the requirements in Subtitle 1 {"Overview; General Requirements"} of this title, uses in a B-1 District are subject to the following requirements.

(b) *Business establishments — retail character.*

Business establishments must be retail or service establishments that deal directly with consumers. Goods produced on the premises must be sold at retail on the premises where produced.

(c) *Business establishments — gross floor area.*

(1) *In general.*

Except as specified in this subsection, business establishments are restricted to a maximum gross floor area of 2,000 square feet each.

(2) *Food stores.*

Food stores are restricted to a maximum gross floor area of 15,000 square feet each, exclusive of floor area devoted to off-street parking and loading facilities.

(3) *Restaurants.*

Restaurants are restricted to a maximum gross floor area of 4,000 square feet each, exclusive of off-street parking and loading facilities.

(d) *Uses to be enclosed; exceptions.*

(1) *In general.*

Except as specified in paragraph (2) of this subsection, business, servicing, processing, and storage uses must be located within enclosed structures.

(2) *Exceptions.*

This subsection does not apply to off-street parking and loading.

(e) *Drive-ins prohibited; exceptions.*

Drive-in establishments are prohibited, except for banks and savings and loan associations.

(f) *Truck parking as accessory use only.*

The parking of trucks is allowed as an accessory use only.

§ 6-206. Permitted uses.

In a B-1 District, permitted uses are as follows:

- (1) Art and school supply stores.
- (2) Art needlework shops.
- (3) Athletic fields.
- (4) Automatic teller machines.
- (5) Banks and savings and loan associations.
- (6) Barber shops.
- (7) Beauty shops.
- (8) Book stores: general.
- (9) Candy and ice cream stores.

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- (10) Clothes pressing establishments.
- (11) Clothing shops.
- (12) Day care facilities, as follows:
 - (i) Day nurseries and nursery schools.
 - (ii) Family day care homes.
 - (iii) School-age child care centers.
- (13) Drug stores and pharmacies.
- (14) Dry cleaning and laundry receiving stations — processing done elsewhere.
- (15) Dwellings.
- (16) Electrical and household appliance repair stores.
- (17) Florist shops.
- (18) Food stores, grocery stores, meat markets, bakeries, and delicatessens.
- (19) Foster homes for children.
- (20) Gift and card shops.
- (21) Hardware stores.
- (22) Launderettes — no more than 2 employees plus 1 owner or manager on the premises.
- (23) Laundries: hand — no more than 2 employees plus 1 owner or manager on the premises.
- (24) Libraries and art galleries.
- (25) Multi-purpose neighborhood centers.
- (26) Newsstands.
- (27) Offices: business, governmental, and professional — but not including sales and bulk storage of merchandise on the premises.
- (28) Parks and playgrounds.
- (29) Radio and television antennas and towers that extend no more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).

- (30) Radio and television sales and service.
- (31) Recreation buildings and community centers.
- (32) Schools: elementary and secondary.
- (33) Shoe and hat repair stores.
- (34) Shoeshine parlors.
- (35) Tailor or dressmaking shops: custom work or repairs.
- (36) Telephone exchanges.
- (37) Tobacco shops.
- (38) Travel bureaus — no more than 2 employees plus 1 owner or manager on the premises.
- (39) Variety stores.

§ 6-207. Accessory uses.

In a B-1 District, accessory uses and structures include the following:

- (1) Accessory microwave antennas (satellite dishes), as follows:

- (i) A mounted satellite dish that:

- (A) is attached to the rear half of the roof of the principal building at least 5 feet beyond the center line of the roof; and

- (B) has the following dimensions:

- 1. if constructed of solid material, it:

- A. is 4 feet or less in diameter; and

- 2. projects 6 feet or less from the building on which it is mounted; and

- 2. if constructed of expanded aluminum mesh or wire screen, it:

- 1. is 6 feet or less in diameter; and

- 2. projects 8 feet or less from the building on which it is mounted.

- (ii) A free-standing satellite dish that is:

- (A) mounted on a single stanchion;

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- (B) 6 feet or less in diameter;
- (C) less than 10 feet high; and
- (D) constructed of expanded aluminum mesh or wire screen.

(iii) Any accessory satellite dish not exceeding 12 feet in diameter that is located:

- (A) on the premises of a tavern, regardless of lot size; or
- (B) on the premises one of the following uses, if the use is on lot of at least 7,500 square feet:
 - 1. Convalescent, nursing, or rest homes.
 - 2. Educational and cultural institutions: nonprofit or publicly owned, as specified in § 4-201(4) of this article.
 - 3. Hotel and motels.
 - 4. Housing for the elderly.
 - 5. Medical facilities: nonprofit or publicly owned.
 - 6. Religious institutions, as specified in § 5-201(7) of this article.
 - 7. VFW and American Legion Posts.

(2) Amusement devices, as follows:

- (i) No more than 5 amusement devices when used in combination with one of the following:
 - (A) Billiard or pool room.
 - (B) Bowling alley.
 - (C) Bus, train, or boat terminal.
 - (D) Hotel or motel.
 - (E) Marina.
 - (F) Miniature golf.
 - (G) Race track.
 - (H) Restaurant with alcoholic beverage license.

- (I) Skating rink.
- (J) Social, fraternal, or veteran's club.
- (K) Swimming pool.
- (L) Tavern.
- (M) Tennis or racquet club: Indoor.

(ii) No more than 5 amusement devices when used in combination with other uses that the Board finds, after a public hearing, to be entertainment, leisure, or recreation oriented.

(iii) Amusement devices when used in combination with uses that are not entertainment, leisure, or recreation oriented, subject to:

- (A) the required location permit having been obtained under Article 15 of the City Code; and
- (B) the following limits based on the floor area of the location's interior space devoted to the principal use:

1. no more than 1 device if the net floor area is 600 square feet or less; and
2. no more than 2 devices if the net floor area exceeds 600 square feet.

(3) Animal facilities, as follows:

- (i) Dog or cat kennels: private, operated and maintained in conformance with the Health Code of Baltimore City.
- (ii) Facilities that house pets and wild animals, as permitted under the Health Code of Baltimore City.

(4) Temporary real estate sales offices, for the purpose of conducting the sale of lots or improvements in the development in which the office is located — but only for a period not to exceed the duration of active construction and for 1 year following.

(5) Temporary storage of building materials and equipment and temporary structures for on-site construction purposes — but only for a period not to exceed the duration of active construction.

§ 6-208 Conditional use — Board approval required.

In a B-1 District, conditional uses that require Board approval are as follows:

(1) Accessory microwave antennas (satellite dishes), as follows:

- (i) A mounted satellite dish that:

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(A) is attached to the front half of the roof of the principal building or to the rear half of the roof less than 5 feet beyond the center line; and

(B) has the following dimensions:

1. if constructed of solid material, it:

1. is over 4 feet in diameter; or
2. projects more than 6 feet from the building on which it is mounted; and

2. if constructed of expanded aluminum mesh or wire screen, it:

1. is over 6 feet in diameter; or
2. projects more than 8 feet from the building on which it is mounted.

(ii) A free-standing satellite dish that is:

(A) more than 6 feet in diameter;

(B) more than 10 feet high; or

(C) not constructed of expanded aluminum mesh or wire screen.

(2) Clubs and lodges: private nonprofit.

(3) Governmental services, as follows:

(i) Fire and police stations.

(ii) Post offices.

(iii) Sewerage pumping stations.

(iv) Water filtration plants, reservoirs, and pumping stations.

(4) Helistops.

(5) Marinas: accessory.

(6) Marinas: recreational.

(7) Marinas: recreational boat launch/tie up.

(8) Musical instruments: sale and repair.

(9) Opticians: sales and service, subject to the condition that:

- (i) no more than 4 professionals (optometrists or ophthalmologists) operate from the location; and
 - (ii) the location has no more than 1,000 square feet of floor area.
- (10) Orthopedic and medical appliance stores — no more than 4 employees plus 1 owner or manager on the premises.
- (11) Poultry- and rabbit-killing establishments.
- (12) Public utility uses, as follows:
 - (i) Antenna towers, microwave relay towers, and similar installations for communications transmission or receiving
 - (ii) Bus and transit turnarounds and passenger shelters.
 - (iii) Railroad rights-of-way and passenger stations — but not including railroad yards and shops.
 - (iv) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (13) Radio and television antennas that are free-standing or that extend more than 25 feet above the building on which they are mounted — but not including microwave antennas (satellite dishes).
- (14) Recycling collection stations.
- (15) Restaurants and lunch rooms — but not including live entertainment or dancing.
- (16) Travel trailers, recreational vehicles, and similar camping equipment: parking or storage.
- (17) Video movies: sales and rentals.
- (18) Uses accessory to a conditional use listed above.

§ 6-209. Conditional uses — Ordinance required.

In a B-1 District, conditional uses that require approval by ordinance are as follows:

- (1) Community correction centers.
- (2) Housing for the elderly.
- (3) Parking, open off-street areas and off-street garages, other than accessory, for the parking of 4 or more automobiles.
- (4) Parole and probation field offices.

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(5) Planned unit developments: business.

(6) Substance abuse treatment centers.

§ 6-210. {Reserved}

PART III. BULK REGULATIONS

§ 6-211. Lot area.

(a) *In general.*

For each dwelling, efficiency, or rooming unit located in a B-1 District, the minimum lot area is as specified in this section.

(b) *B-1-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-1-1 District is:

- (i) 2,500 square feet per rooming unit.
- (ii) 3,350 square feet per efficiency unit.
- (iii) 5,000 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-1-1 District is:

- (i) 1,500 square feet per efficiency unit.
- (ii) 2,300 square feet per other dwelling unit.

(c) *B-1-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-1-2 District is:

- (i) 550 square feet per rooming unit.
- (ii) 750 square feet per efficiency unit.
- (iii) 1,100 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-1-2 District is:

- (i) 245 square feet per efficiency unit.
- (ii) 370 square feet per other dwelling unit.

(d) *B-1-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-1-3 District is:

- (i) 275 square feet per rooming unit.
- (ii) 375 square feet per efficiency unit.
- (iii) 550 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-1-3 District is:

- (i) 135 square feet per efficiency unit.
- (ii) 200 square feet per other dwelling unit.

§ 6-212. Yards.

(a) *In general.*

The minimum yard requirements in a B-1 District are as specified in this section.

(b) *Front.*

- (1) In a B-1-1 District — at least 20 feet deep.
- (2) In a B-1-2 and B-1-3 District — none required.

(c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep unless a greater depth is required under § 6-107(c) of this title.

(d) *Street corner side.*

- (1) In a B-1-1 District — at least 15 feet deep.

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(2) In a B-1-2 and B-1-3 District — none required.

(e) *Rear.*

At least 30 feet deep.

§ 6-213. Floor area ratio.

(a) *In general.*

The maximum floor area ratios in a B-1 District are as specified in this section.

(b) *B-1-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-1-1 District may not exceed 0.8.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-1-1 District may not exceed 1.0.

(3) *Height limitations.*

In any event, no structure in a B-1-1 District may be higher than 40 feet.

(c) *B-1-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-1-2 District may not exceed 2.5.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-1-2 District may not exceed 3.0.

(d) *B-1-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-1-3 District may not exceed 5.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-1-3 District may not exceed 5.5.

SUBTITLE 3. B-2 COMMUNITY BUSINESS DISTRICT

PART I. OVERVIEW

§ 6-301. Design.

(a) *In general.*

The B-2 Community Business District is designed to accommodate the needs of a larger consumer population than is served by a Neighborhood Business District.

(b) *Uses.*

Accordingly, a wider range of uses is permitted for both daily and occasional shopping.

§ 6-302. Subdistricts.

The B-2 District is divided into 4 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

§§ 6-303 to 6-304. {Reserved}

PART II. USE REGULATIONS

§ 6-305. General requirements.

(a) *In general.*

In addition to the requirements in Subtitle 1 {“Overview; General Requirements”} of this title, uses in a B-2 District are subject to the following requirements.

(b) *Business establishments — retail character.*

Business establishments must be primarily retail or service establishments that deal directly with consumers. Goods produced on the premises must be sold at retail on the premises where produced.

(c) *Uses to be enclosed; exceptions.*

(1) Except as specified in paragraph (2) of this subsection, business, servicing, processing, and storage uses must be located within enclosed structures.

(2) This subsection does not apply to:

(i) off-street parking and loading; and

(ii) outdoor table service that is accessory to a restaurant use and has been approved by the Board.

(d) *Truck parking as accessory use only.*

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The parking of trucks is allowed as an accessory use only.

§ 6-306. Permitted uses.

In a B-2 District, permitted uses are as follows:

- (1) As in a B-1 District, except that:
 - (i) the gross floor area limitations of a B-1 District do not apply; and
 - (ii) drive-in establishments are not excluded.
- (2) Antique shops.
- (3) Apartment hotels.
- (4) Auction rooms.
- (5) Automotive accessory stores — but not including repair or installation services.
- (6) Bicycles: sales, rental, and repair.
- (7) Blood donor centers.
- (8) Blueprinting and photostating establishments.
- (9) Bowling establishments.
- (10) Bus and transit turnarounds and passenger shelters.
- (11) Business and office machines: sales, rental, and service.
- (12) Camera and photographic supply stores.
- (13) Carpet and rug stores.
- (14) Carry-out food shops.
- (15) Catering establishments: food.
- (16) Check cashing agencies.
- (17) China and glassware stores.
- (18) Clinics: medical and dental.
- (19) Clothing and costume rental stores.

- (20) Clubs and lodges: private nonprofit.
- (21) Coin and philatelic stores.
- (22) Communications systems: sales and services.
- (23) Computer centers.
- (24) Department stores.
- (25) Display rooms for mail order sales.
- (26) Dry cleaning establishments — no more than 4 employees plus 1 owner or manager on the premises.
- (27) Electrical and household appliance stores.
- (28) Employment agencies.
- (29) Exhibit rooms.
- (30) Exterminators' shops.
- (31) Fabric shops.
- (32) Financial institutions.
- (33) Fraternity and sorority houses: off-campus.
- (34) Furniture stores — including upholstery when conducted as an accessory use.
- (35) Furrier shops — including accessory storage and conditioning of furs.
- (36) Garden supply, tool, and seed stores.
- (37) Hobby shops.
- (38) Hotels and motels.
- (39) Interior decorating shops — including upholstery and making draperies, slip covers, and similar articles when conducted as an accessory use.
- (40) Jewelry stores — including watch repair.
- (41) Laboratories: medical and dental.
- (42) Launderettes — no more than 4 employees plus 1 owner or manager on the premises.
- (43) Laundries — no more than 4 employees plus 1 owner or manager on the premises.

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- (44) Leather goods and luggage stores.
- (45) Liquor stores: package goods.
- (46) Locksmith shops.
- (47) Massage therapists' offices.
- (48) Millinery shops.
- (49) Museums, aquariums, and planetariums.
- (50) Musical instruments: sales and repair.
- (51) Newspaper distribution agencies: for home delivery and retail trade.
- (52) Novelty shops.
- (53) Office supply stores.
- (54) Offices: business, governmental, and professional.
- (55) Opticians: sales and service.
- (56) Orthopedic and medical appliance stores.
- (57) Paint, wallpaper, tile, and floor covering stores.
- (58) Parking, off-street garages, other than accessory, for the parking of 4 or more motor vehicles.
- (59) Pet shops.
- (60) Philanthropic and charitable institutions.
- (61) Photocopying service.
- (62) Photographers.
- (63) Physical culture and health services: gymnasiums, reducing salons, and public baths.
- (64) Picture framing shops — when conducted for retail trade on the premises.
- (65) Post offices.
- (66) Printing establishments — no more than 10 employees plus 1 owner or manager on the premises.
- (67) Radio and television stations and studios.

- (68) Record, tape, CD, and sheet music stores.
- (69) Recording studios.
- (70) Religious institutions, as follows:
 - (i) Churches, temples, and synagogues.
 - (ii) Convents, seminaries, and monasteries.
- (71) Restaurants and lunch rooms — but not including live entertainment or dancing.
- (72) Rooming houses.
- (73) Schools: business colleges, community colleges, colleges, and universities.
- (74) Second-hand stores and rummage shops.
- (75) Secretarial and telephone answering services.
- (76) Security sales, brokerages, and exchanges.
- (77) Sewing machines: sales and service — household appliances only.
- (78) Skating rinks.
- (79) Sporting and athletic goods stores.
- (80) Stationery stores.
- (81) Swimming pools.
- (82) Taverns — but not including live entertainment or dancing.
- (83) Taxidermist shops.
- (84) Telegraph offices.
- (85) Tennis and lacrosse clubs.
- (86) Ticket agencies.
- (87) Toy stores.
- (88) Trading stamp redemption centers.
- (89) Travel bureaus.
- (90) Undertaking establishments and funeral parlors.

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- (91) Vending machines for retail sale of ice or milk.
- (92) Venetian blinds and window shades: sales and service.
- (93) Video movies: sales and rentals.
- (94) Watch and clock shops.
- (95) Wig shops.

§ 6-307. Accessory uses.

In a B-2 District, accessory uses and structures are the same as those in a B-1 District, except that the gross floor area limitations of a B-1 District do not apply in a B-2 District.

§ 6-308. Conditional uses — Board approval required.

In a B-2 District, conditional uses that require Board approval are as follows:

- (1) As in a B-1 District (unless it is a permitted use under § 6-306).
- (2) Amusement arcades located within a shopping center of over 20,000 square feet or a commercial recreation center of over 20,000 square feet — subject to the Board's suspension of the conditional use for not less than 30 days nor more than 90 days if an owner, operator, or employee of the arcade is convicted of violating City Code Article 19, § 34-6 {"Minors — Daytime and Nighttime Curfews: Prohibited conduct of establishments"}.
- (3) Animal hospitals that are odor-proofed and sound-proofed.
- (4) Artisans' and craft work — subject to the following conditions:
 - (i) no more than 2 employees plus 1 owner or manager on the premises;
 - (ii) work is limited to items produced one at a time, with no machine on the site to facilitate mass production; and
 - (iii) items are produced primarily for sale on the premises.
- (5) Automobile accessory stores — including related repair and installation services.
- (6) Bed and breakfast establishments.
- (7) Bed and breakfast homes.
- (8) Bingo halls: charitable.
- (9) Bus and transit passenger stations and terminals.

- (10) Clubs and lodges: private.
- (11) Firearm sales — when in a business establishment permitted in a Business District.
- (12) Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½ tons capacity — but not including body repair, painting, or engine rebuilding.
- (13) Gasoline service stations.
- (14) Massage salons.
- (15) Outdoor table service when accessory to a restaurant use.
- (16) Pool halls and billiard parlors.
- (17) Prepared food delivery services — including any operated as an accessory use by a restaurant.
- (18) Public utility service centers.
- (19) Schools: commercial.
- (20) Schools: trade — other than industrial.
- (21) Schools and studio: business, dance, and music.
- (22) Theaters.
- (23) Union Halls.
- (24) Upholstering shops.

§ 6-309. Conditional uses — Ordinance required.

In a B-2 District, conditional uses that require approval by ordinance are as follows:

- (1) As in a B-1 District (unless it is a permitted use under § 6-306).
- (2) Auditoriums and concert halls.
- (3) Convalescent, nursing, and rest homes.
- (4) Dance halls.
- (5) Drug stores and pharmacies: drive-in — but not including the sale of alcoholic beverages or tobacco products.
- (6) Dry cleaning establishments: drive-in.

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- (7) Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons.
- (8) Hospitals.
- (9) Meeting and banquet halls.
- (10) Pawnshops.
- (11) Photographic printing and developing establishments: drive-in.
- (12) Restaurants: drive-in — but not including pick-up drives with window service.

§ 6-310. {Reserved}

PART III. BULK REGULATIONS

§ 6-311. Lot area.

(a) *In general.*

For each dwelling, efficiency, or rooming unit located in a B-2 District, the minimum lot area is as specified in this section.

(b) *B-2-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-2-1 District is:

- (i) 2,500 square feet per rooming unit.
- (ii) 3,350 square feet per efficiency unit.
- (iii) 5,000 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-2-1 District is:

- (i) 1,500 square feet per efficiency unit.
- (ii) 2,300 square feet per other dwelling unit.

(c) *B-2-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-2-2 District is:

- (i) 550 square feet per rooming unit.
- (ii) 750 square feet per efficiency unit.
- (iii) 1,100 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-2-2 District is:

- (i) 245 square feet per efficiency unit.
- (ii) 370 square feet per other dwelling unit.

(d) *B-2-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-2-3 District is:

- (i) 275 square feet per rooming unit.
- (ii) 375 square feet per efficiency unit.
- (iii) 550 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-2-3 District is:

- (i) 135 square feet per efficiency unit.
- (ii) 200 square feet per other dwelling unit.

(e) *B-2-4 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-2-4 District is:

- (i) 100 square feet per rooming unit.
- (ii) 135 square feet per efficiency unit.

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(iii) 200 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-2-4 District is:

(i) 80 square feet per efficiency unit.

(ii) 120 square feet per other dwelling unit.

§ 6-312. Yards.

(a) *In general.*

The minimum yard requirements in a B-2 District are as specified in this section.

(b) *Front.*

(1) In a B-2-1 District — at least 20 feet deep.

(2) In a B-2-2, B-2-3 and B-2-4 District — none required.

(c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep unless a greater depth is required under § 6-107(c) of this title.

(d) *Street corner side.*

(1) In a B-2-1 District — at least 15 feet deep.

(2) In a B-2-2, B-2-3 and B-2-4 District — none required.

(e) *Rear.*

(1) In a B-2-1, B-2-2, and B-2-3 District — at least 30 feet deep.

(2) In a B-2-4 District — none required.

§ 6-313. Floor area ratio.

(a) *In general.*

The maximum floor area ratios in a B-2 District are as specified in this section.

(b) *B-2-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-2-1 District may not exceed 0.8.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-2-1 District may not exceed 1.0.

(c) *B-2-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-2-2 District may not exceed 2.5.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-2-2 District may not exceed 3.0.

(d) *B-2-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-2-3 District may not exceed 5.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-2-3 District may not exceed 5.5.

(e) *B-2-4 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-2-4 District may not exceed 7.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-2-4 District may not exceed 9.0.

SUBTITLE 4. B-3 COMMUNITY COMMERCIAL DISTRICT

PART I. OVERVIEW

§ 6-401. Design.

(a) In general.

The B-3 Community Commercial District is designed primarily to accommodate business, service, and commercial uses of a highway-oriented nature. The district provides for a wide range of necessary services and goods that do not involve local shopping and are not characteristic of business shopping areas.

(b) Uses.

Although B-1 and B-2 District uses are permitted in a B-3 District, the great majority of uses established in B-3 Districts are anticipated to be those that are not permitted in B-1 and B-2 Districts.

§ 6-402. Subdistricts.

The B-3 District is divided into 3 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

§§ 6-403 to 6-404. {Reserved}

PART II. USE REGULATIONS

§ 6-405. General requirements.

(a) In general.

In addition to the requirements in Subtitle 1 {“Overview; General Requirements”} of this title, uses in a B-3 District are subject to the following requirements.

(b) Uses to be enclosed; exceptions.

(1) In general.

Except as specified in paragraph (2) of this subsection, business, servicing, and processing uses must be located within enclosed structures.

(2) Exceptions.

This subsection does not apply to:

- (i) off-street parking and loading;
- (ii) outdoor table service that is accessory to a restaurant use and has been approved by

the Board;

(iii) drive-in establishments; and

(iv) the display of merchandise for sale to the public.

(c) *Screening of certain unenclosed uses.*

(1) *When required.*

Screening is required for any use that is not conducted wholly within an enclosed structure, if the use:

(i) either adjoins or is within 100 feet of a lot in a Residence or Office-Residence District; and

(ii) is visible from the ground level of the Residence or Office-Residence District.

(2) *Type required.*

A use described in paragraph (1) of this subsection must be effectively screened from the Residence or Office-Residence lot by:

(i) a wall, fence, or other substantially equivalent structure, at least 6 feet high; or

(ii) a terrain or landscaping feature that functions as an effective screen.

(d) *Truck parking as accessory use only.*

The parking of trucks is allowed as an accessory use only.

§ 6-406. Permitted uses.

In a B-3 District, permitted uses are as follows:

(1) As in a B-2 District, except that business establishments are not limited to primarily retail or service establishments.

(2) Ambulance service.

(3) Animal hospitals.

(4) Artisans' and craft work.

(5) Automobile accessory stores — including repair and installation services.

(6) Automobile glass and mirror shops.

(7) Automobile painting shops.

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- (8) Automobile seat cover and convertible top establishments
- (9) Awnings, storm windows, and doors: sales and service.
- (10) Bakeries — including the sale of bakery products to restaurants, hotels, clubs, and similar establishments.
- (11) Batteries and tires: sales and service.
- (12) Boats: sales, rental, and repair.
- (13) Bookbinding.
- (14) Building and lumber material sales establishments with shops and yards.
- (15) Carpet and rug cleaning establishments.
- (16) Cartage and express facilities.
- (17) *{Vacant}*
- (18) Contractor and construction shops and yards.
- (19) Dry cleaning establishments.
- (20) Feed stores.
- (21) Fire and police stations.
- (22) Food commissaries.
- (23) Frozen food lockers.
- (24) Fuel and ice sales.
- (25) Garages and lots for bus and transit vehicles.
- (26) Greenhouses.
- (27) Highway maintenance shops and yards.
- (28) Hiring halls and work distribution centers.
- (29) Hospitals.
- (30) Industrial supplies: sales.
- (31) Laboratories: research and testing.
- (32) Launderettes.

- (33) Laundries.
- (34) Linen, towel, diaper, and similar supply establishments.
- (35) Machinery: sales, rental, and service.
- (36) Mail order houses.
- (37) Maritime suppliers.
- (38) Meat markets — including sale of meats and meat products to restaurants, hotels, clubs, and similar establishments.
- (39) Microwave antennas (satellite dishes).
- (40) Milk and dairy products: processing and distribution.
- (41) Mobile homes: sales.
- (42) Model home and garage displays.
- (43) Model slot car racing centers.
- (44) Monuments: sales, with incidental processing to order.
- (45) Motor vehicles: rental.
- (46) Motor vehicles: sales.
- (47) Moving and storage establishments.
- (48) Palmists.
- (49) Parcel collection and delivery stations.
- (50) Parking, open off-street areas, other than accessory, for the parking of 4 or more motor vehicles.
- (51) Pay distribution centers.
- (52) Photographic printing and developing establishments.
- (53) Plumbing, heating, and electrical equipment showrooms and shops.
- (54) Printing and publishing.
- (55) Public utility service centers.

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- (56) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (57) Restaurants and lunch rooms — including live entertainment and dancing.
- (58) Schools: commercial.
- (59) Schools: trade.
- (60) Schools and studios: business, dance, and music.
- (61) *{Vacant}*
- (62) Sign painting shops.
- (63) Stables for horses.
- (64) Store fixtures: sales.
- (65) Taverns — including live entertainment and dancing.
- (66) Trailers: sales and rental.
- (67) Union halls.
- (68) Upholstering shops.
- (69) Vending machines for retail sale of products.
- (70) Warehousing and wholesale establishments, and storage.
- (71) Welding equipment and supplies: sales and service.
- (72) Woodworking: custom, and custom furniture-making shops.

§ 6-407. Accessory uses.

In a B-3 District, accessory uses and structures are the same as those in a B-2 District.

§ 6-408. Conditional uses — Board approval required.

In a B-3 District, conditional uses that require Board approval are as follows:

- (1) As in a B-2 District (unless it is a permitted use under § 6-406).
- (2) After-hours establishments.
- (3) Amusement arcades — located at least 500 feet from the boundary line of a church or school — subject to the Board's suspension of the conditional use for not less than 30 days nor more than 90 days if an owner, operator, or employee of the arcade is convicted of violating City

Code Article 19, § 34-6 {“Minors — Daytime and Nighttime Curfews: Prohibited conduct of establishments”}.

- (4) Amusement parks and permanent carnivals.
- (5) Car washes.
- (6) Garages, other than accessory, for storage, repair, and servicing of motor vehicles not over 1½-tons capacity — including body repair, painting and engine rebuilding.
- (7) Garages, other than accessory, for storage, repair, and servicing of motor vehicles over 1½-tons capacity — not including body repair, painting, and engine rebuilding.
- (8) Heliports.
- (9) Overhead electric transmission lines (above 69-kV) on rights-of-way acquired before January 1, 1969.
- (10) Racetracks, existing before July 1, 1973.
- (11) Recreational facilities: indoor.
- (12) Recreational facilities: outdoor.
- (13) Stadiums, existing before July 1, 1973.
- (14) Tattoo parlors.
- (15) Theaters: drive-in, existing before July 1, 1973.

§ 6-409. Conditional uses — Ordinance required.

In a B-3 District, conditional uses that require approval by ordinance are as follows:

- (1) As in a B-2 District (unless it is a permitted use under § 6-406).
- (2) Racetracks, established on or after July 1, 1973.
- (3) Recyclable materials recovery facilities — all materials stored indoors.
- (4) Restaurants: drive-in.
- (5) Stadiums, established on or after July 1, 1973.
- (6) Theaters: drive-in, established on or after July 1, 1973.

§ 6-410. {Reserved}

PART III. BULK REGULATIONS

§ 6-411. Lot area.

(a) *In general.*

For each dwelling, efficiency, or rooming unit located in a B-3 District, the minimum lot area is as specified in this section:

(b) *B-3-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-3-1 District is:

- (i) 2,500 square feet per rooming unit.
- (ii) 3,350 square feet per efficiency unit.
- (iii) 5,000 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-3-1 District is:

- (i) 1,500 square feet per efficiency unit.
- (ii) 2,300 square feet per other dwelling unit.

(c) *B-3-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-3-2 District is:

- (i) 550 square feet per rooming unit.
- (ii) 750 square feet per efficiency unit.
- (iii) 1,100 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-3-2 District is:

- (i) 245 square feet per efficiency unit.
- (ii) 370 square feet per other dwelling unit.

(d) *B-3-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-3-3 District is:

- (i) 275 square feet per rooming unit.
- (ii) 375 square feet per efficiency unit.
- (iii) 550 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-3-3 District is:

- (i) 135 square feet per efficiency unit.
- (ii) 200 square feet per other dwelling unit.

§ 6-412. Yards.

(a) *In general.*

The minimum yard requirements in a B-3 District are as specified in this section.

(b) *Front.*

- (1) In a B-3-1 District — at least 20 feet deep.
- (2) In a B-3-2 and B-3-3 District — none required.

(c) *Interior side.*

None required. However, where an interior side yard is provided, it must be at least 10 feet deep unless a greater depth is required under § 6-107(c) of this title.

(d) *Street corner side.*

- (1) In a B-3-1 District — at least 15 feet deep.
- (2) In a B-3-2 and B-3-3 District — none required.

(e) *Rear.*

At least 30 feet deep.

§ 6-413. Floor area ratio.

ZONING

(a) *In general.*

The maximum floor area ratios in a B-3 District are as specified in this section.

(b) *B-3-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-3-1 District may not exceed 0.8.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-3-1 District may not exceed 1.0.

(c) *B-3-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-3-2 District may not exceed 2.5.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-3-2 District may not exceed 3.0.

(d) *B-3-3 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-3-3 District may not exceed 5.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-3-3 District may not exceed 5.5.

SUBTITLE 5. B-4 CENTRAL BUSINESS DISTRICT

PART I. OVERVIEW

§ 6-501. Design.

(a) In general.

The B-4 Central Business District is designed to provide for the great variety of large retail stores, offices, and related activities that:

- (1) are characteristic of the major business streets of the downtown area; and
- (2) serve the entire metropolitan region.

(b) Uses.

The district regulations also permit those custom manufacturing establishments that are generally associated with downtown retail activities.

(c) Exclusive application to central business district.

In establishing the B-4 District, the Mayor and City Council intends this district to exist exclusively in the central business district of the City.

§ 6-502. Subdistricts.

The B-4 District is divided into 2 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

§§ 6-503 to 6-504. {Reserved}

PART II. USE REGULATIONS

§ 6-505. General requirements.

(a) In general.

In addition to the requirements in Subtitle 1 {"Overview; General Requirements"} of this title, uses in a B-4 District are subject to the following requirements.

(b) Uses to be enclosed; exceptions.

(1) In general.

Except as specified in paragraph (2) of this subsection, business uses, storage uses, and the servicing, processing, production, cleaning, testing, or repair of materials, goods, or products must be located within enclosed structures.

(2) Exceptions.

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This subsection does not apply to:

- (i) off-street parking and loading;
- (ii) outdoor table service that is accessory to a restaurant use; and
- (iii) the display of merchandise for sale to the public.

(c) *Drive-ins prohibited; exceptions.*

Drive-in establishments are prohibited, except for banks and savings and loan associations.

§ 6-506. Permitted uses.

In a B-4 District, permitted uses are as follows:

- (1) As in a B-2 District, except that business establishments are not limited to primarily retail or service establishments.
- (2) Artisans' and craft work.
- (3) Auditoriums and concert halls.
- (4) Bus and transit passenger stations and terminals.
- (5) *{Vacant}*
- (6) Court houses.
- (7) Foreign consulates and consular offices.
- (8) Hiring halls and work distribution centers.
- (9) Laboratories: research and testing.
- (10) Machinery: sales and rental — but storage or display of machinery restricted to household appliances, office machines, and floor samples.
- (11) Mail order houses.
- (12) Meeting and banquet halls.
- (13) Microwave antennas (satellite dishes).
- (14) Motor vehicles: rental.
- (15) Pawnshops.

- (16) Pay distribution centers.
- (17) Photographic printing and developing establishments.
- (18) Printing and publishing.
- (19) Processing, cleaning, servicing, testing, or repairs of materials, goods, or products.
- (20) Production and repair limited to the following:
 - (i) Clothing — custom manufacturing and alterations.
 - (ii) Dentures.
 - (iii) Jewelry from precious metals.
 - (iv) Optical lenses.
 - (v) Watches.
- (21) Public utility service centers.
- (22) Repeater, transformer, pumping, booster, switching, conditioning, and regulating stations, and similar installations.
- (23) Restaurants and lunch rooms — including live entertainment and dancing.
- (24) Schools: commercial.
- (25) Sign painting shops.
- (26) Store fixtures: sales.
- (27) Taverns — including live entertainment and dancing.
- (28) Warehousing and wholesale establishments, and storage.

§ 6-507. Accessory uses.

In a B-4 District, accessory uses and structures are the same as those in a B-1 District, except that the gross floor area limitations of a B-1 District do not apply in a B-4 District.

§ 6-508. Conditional uses — Board approval required.

In a B-4 District, conditional uses that require Board approval are as follows:

- (1) As in a B-2 District (unless it is a permitted use under § 6-506).
- (2) After-hours establishments.

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- (3) Clothing and other finished products: manufacturing.
- (4) Dance halls.
- (5) Dry cleaning establishments.
- (6) Heliports.

§ 6-509. Conditional uses — Ordinance required.

In a B-4 District, conditional uses that require approval by ordinance are as follows:

- (1) As in a B-1 District (unless it is a permitted use under § 6-506).
- (2) Convalescent, nursing, and rest homes.
- (3) Homes for the rehabilitation of non-bedridden alcoholics and for the care and custody of homeless persons.
- (4) Hospitals.

§ 6-510. {Reserved}

PART III. BULK REGULATIONS

§ 6-511. Lot area.

(a) In general.

For each dwelling, efficiency, or rooming unit located in a B-4 District, the minimum lot area is as specified in this section.

(b) B-4-1 District.

(1) General.

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-4-1 District is:

- (i) 120 square feet per rooming or efficiency unit.
- (ii) 170 square feet per other dwelling unit.

(2) Housing for elderly.

The minimum lot area for housing for the elderly in a B-4-1 District is:

- (i) 80 square feet per efficiency unit.

(ii) 120 square feet per other dwelling unit.

(c) *B-4-2 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the minimum lot area in a B-4-2 District is:

(i) 80 square feet per rooming or efficiency unit.

(ii) 120 square feet per other dwelling unit.

(2) *Housing for elderly.*

The minimum lot area for housing for the elderly in a B-4-2 District is:

(i) 55 square feet per efficiency unit.

(ii) 80 square feet per other dwelling unit.

§ 6-512. {Reserved}

§ 6-513. Floor area ratio.

(a) *In general.*

The maximum floor area ratios in a B-4 District are as specified in this section.

(b) *B-4-1 District.*

(1) *General.*

Except as specified in paragraph (2) of this subsection, the floor area ratio in a B-4-1 District may not exceed 8.0.

(2) *Housing for elderly.*

The floor area ratio for housing for the elderly in a B-4-1 District may not exceed 9.0.

(c) *B-4-2 District.*

The floor area ratio in a B-4-2 District may not exceed 14.0.

§ 6-514. Floor area premiums.

(a) *In general.*

In a B-4-1 or B-4-2 District, if a structure meets the established basic floor area ratio and is set

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back from 1 or more lot lines, floor area ratio premiums may be added to the basic floor area ratio in accordance with one or more of the following subsections.

(b) *Premiums for 20-foot setback.*

(1) A premium of 2.0 may be added for each street setback where:

(i) the first story above grade is set back at least 20 feet from the lot line for the entire frontage of the lot on a public street; and

(ii) the area within the 20-foot setback:

(A) is suitably paved or landscaped or both; and

(B) except for columns or piers supporting upper stories or a roof, is otherwise unobstructed.

(2) This premium is increased to 2.5 for each street setback where, in addition to the first story, all other stories above grade are so set back for at least 20 feet.

(c) *Open area premiums — full structure set back.*

A premium equal to 3 times the open area of the lot at ground level divided by the gross lot area may be added where:

(1) the structure from ground level up is set back from 1 or more lot lines; and

(2) the area within the setback:

(i) is open from ground level directly to the sky; and

(ii) extends between exterior structure walls and lot lines in a horizontal plane for a distance of at least 8 feet.

(d) *Open area premiums — per floor setback.*

For each floor above the ground floor that is set back from 1 or more lot lines, a premium equal to 0.4 times the open area of the lot at the level of that floor divided by the gross lot area may be added where the area within the setback of that floor:

(1) is open directly to the sky; and

(2) at that floor level, extends between exterior structure walls and lot lines in a horizontal plane for a distance of at least 8 feet.

(e) *Limitations.*

No floor may serve as a basis for creating additional premiums if it:

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- (1) exceeds the basic floor area ratio limits established in § 6-513 and this section; and
- (2) is added to a structure by virtue of unused basic floor area ratio or by virtue of floor area ratio premiums.

SUBTITLE 6. B-5 CENTRAL COMMERCIAL DISTRICT

PART I. OVERVIEW

§ 6-601. Design.

(a) In general.

The B-5 Central Commercial District is designed primarily to provide for those uses and activities in the central business district of the City that are generally associated with and near the functions permitted in a B-4 District.

(b) Exclusive application to central business district.

In establishing the B-5 District, the Mayor and City Council intends this district to exist exclusively in the central business district of the City.

§ 6-602. Subdistricts.

The B-5 District is divided into 2 subdistricts for purposes of bulk regulations, as set forth in Part III of this subtitle.

§§ 6-603 to 6-604. {Reserved}

PART II. USE REGULATIONS

§ 6-605. General requirements.

(a) In general.

In addition to the requirements in Subtitle 1 {"Overview; General Requirements"} of this title, uses in a B-5 District are subject to the following requirements.

(b) Uses to be enclosed; exceptions.

(1) In general.

Except as specified in paragraph (2) of this subsection, business uses and the servicing, processing, production, cleaning, testing, or repair of materials, goods, or products must be located within enclosed structures.

(2) Exceptions.

This subsection does not apply to:

- (i) off-street parking and loading;
- (ii) outdoor table service that is accessory to a restaurant use;
- (iii) drive-in establishments; and

(iv) the display of merchandise for sale to the public.

(c) *Screening of certain unenclosed uses.*

(1) *When required.*

Screening is required for any use that is not conducted wholly within an enclosed structure, if the use:

- (i) either adjoins or is within 100 feet of a lot in a Residence or Office-Residence District; and
- (ii) is visible from the ground level of the Residence or Office-Residence District.

(2) *Type required.*

A use described in paragraph (1) of this subsection must be effectively screened from the Residence or Office-Residence lot by:

- (i) a wall, fence, or other substantially equivalent structure at least 6 feet high; or
- (ii) a terrain or landscaping feature that functions as an effective screen.

§ 6-606. Permitted uses.

In a B-5 District, permitted uses are as follows:

- (1) As in a B-3 or B-4 District.
- (2) Amusement arcades — located at least 500 feet from the boundary line of a church or school.
- (3) Convention halls.
- (4) Marine terminals: freight.
- (5) Newspaper publishing establishments.
- (6) Pool halls and billiard parlors.
- (7) Railroad rights-of-way and passenger stations.
- (8) Rescue missions.
- (9) Science centers.
- (10) Trade centers.

§ 6-607. Accessory uses.

In a B-5 District, accessory uses and structures are the same as those in a B-1 District, except that the gross floor area limitations of a B-1 District do not apply in a B-5 District.

§ 6-608. Conditional uses — Board approval required.

In a B-5 District, conditional uses that require Board approval are as follows:

- (1) As in a B-3 District (unless it is a permitted use under § 6-606).
- (2) Dance halls.
- (3) Marine terminals: passenger.
- (4) Railroad freight terminals, piggy-back terminals, switching and classification yards, repair shops, and roundhouses.

§ 6-609. Conditional uses — Ordinance required.

In a B-5 District, conditional uses that require approval by ordinance are as follows:

- (1) As in a B-4 District (unless it is a permitted use under § 6-606).
- (2) Adult-entertainment businesses — located at least 300 feet from any other adult-entertainment business.
- (3) Book or video stores: adult — located at least 300 feet from any other book or video store: adult, any adult-entertainment business, and any peep show establishment.
- (4) Peep show establishments — located at least 300 feet from any other peep show establishment, any adult-entertainment business, and any book or video store: adult.
- (5) Racetracks, established on or after July 1,1973.
- (6) Restaurants: drive-in.
- (7) Stadiums, established after July 1,1973.
- (8) Theaters: drive-in, established on after July 1,1973.

§ 6-610. {Reserved}

PART III. BULK REGULATIONS

§§ 6-611 to 6-612. {Reserved}

§ 6-613. Floor area ratio.

- (a) *In general.*

The maximum floor area ratios in a B-5 District are as specified in this section.

(b) *B-5-1 District.*

The floor area ratio in a B-5-1 District may not exceed 8.0.

(c) *B-5-2 District.*

The floor area ratio in a B-5-2 District may not exceed 14.0.

§ 6-614. Floor area premiums.

(a) *In general.*

In a B-5-1 or B-5-2 District, if a structure meets the established basic floor area ratio and is set back from 1 or more lot lines, floor area ratio premiums may be added to the basic floor area ratio in accordance with one or more of the following subsections.

(b) *Premiums for 20-foot setback.*

(1) A premium of 2.0 may be added for each street setback where:

(i) the first story above grade is set back at least 20 feet from the lot line for the entire frontage of the lot on a public street; and

(ii) the area within the 20-foot setback:

(A) is suitably paved or landscaped or both; and

(B) except for columns or piers supporting upper stories or a roof, is otherwise unobstructed.

(2) This premium is increased to 2.5 for each street setback where, in addition to the first story, all other stories above grade are so set back for at least 20 feet.

(c) *Open area premiums — full structure set back.*

A premium equal to 3 times the open area of the lot at ground level divided by the gross lot area may be added where:

(1) the structure from ground level up is set back from 1 or more lot lines; and

(2) the area within the setback:

(i) is open from ground level directly to the sky; and

(ii) extends between exterior structure walls and lot lines in a horizontal plane for a distance of at least 8 feet.

ZONING

(d) *Open area premiums — per floor setback.*

For each floor above the ground floor that is set back from 1 or more lot lines, a premium equal to 0.4 times the open area of the lot at the level of that floor divided by the gross lot area may be added where the area within the setback of that floor:

- (1) is open directly to the sky; and
- (2) at that floor level, extends between exterior structure walls and lot lines in a horizontal plane for a distance of at least 8 feet.

(e) *Limitations.*

No floor may serve as a basis for creating additional premiums if it:

- (1) exceeds the basic floor area ratio limits established in § 6-613 and this section; and
- (2) is added to a structure by virtue of unused basic floor area ratio or by virtue of floor area ratio premiums.

§ 6-615. Adult-entertainment businesses.

No adult-entertainment business may occupy more than 3,000 square feet.